

Board of Supervisors:
Edward Latuska, Chairman
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Andrew Erie, Supervisor
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Philip Wulff, Supervisor



Anthony Amendolea, Secretary/Treasurer
Mark Lauer, Public Works Director
Michael Gallagher, Solicitor
Olsen & Associates, Engineer

PLANNING COMMISSION

Regular Meeting Minutes
October 22, 2014
6:30 p.m.

CALL TO ORDER:

The Regular Meeting of the Center Township Planning Commission was called to order by Chairman Thomas Schiebel at 6:35 p.m. at the Center Township Municipal Building, 419 Sunset Drive, Butler PA 16001.

ROLL CALL:

Present, in addition to Schiebel, were Vice Chairman Neil Ashbaugh; members Brad Cavaliero and Robert Sloan; Township Engineer Ron Olsen and Secretary/Treasurer Anthony Amendolea. Member Cheryl Schaefer was absent.

APPROVAL OF AGENDA:

Schiebel motioned approving the agenda for the October 22, 2014 meeting, as presented. Sloan seconded. Motion carried.

PUBLIC TO BE HEARD: None

MINUTES:

Sloan motioned approving the minutes of the Regular Meeting held September 24, 2014. Schiebel seconded. Motion carried.

SUBDIVISION & LAND DEVELOPMENTS:

1. Stultz Lot Line Revision No. 2014-10-08, Final, Expires 01/20/2015: Mr. Albert Stultz presented. Mr. Albert Stultz, 5252 Brown Road, desires to convey 1.53 acres (m/l) from Center Township Map 060-3F41-29A to Center Township map 060-3F41-29. Township Engineer comments are, as follows:
 - a. The purpose of the plan appears to be to redefine the southern property line of Tax Map Parcel 3F-41-29A and extinguishing a 50' right-of-way that was north of a 50' strip of property leading from Brown Road to Tax Map Parcel 3F-41-29, such that 1.53 acres of land is transferred from Parcel 3F-41-29A to Parcel 3F-41-29.
 - b. If both parcels being affected are owned by the same party (shown on the plan to be Albert T. Stultz Trust -Ann Stultz Clay & Jean Elizabeth Stultz), this plan can be considered a lot line

revision and no deed transfer with realty transfer taxes should apply.

- c. Tax Map Parcel 3F-41-29A is currently assumed to be a building lot, but proposed Lot 1R may not be considered a building lot, since it is possible that it does not qualify for an on-lot sewage system as a result of the transfer of 1.53 acres to the adjoining parcel. Therefore, either Lot 1R should be labeled on the plan as a "non-building lot" (possibly reserved for agricultural use) or it should be re-qualified as a building lot through processes approved by the Township Sewage Enforcement Officer. We verified that Little Connoquenessing Creek is not designated by the Commonwealth as an Exceptional Value or High Quality stream; this fact provides certain opportunities for alternate on-lot sewage treatment systems as may be recommended by the SEO.
- d. If the existing porch of the existing house on Tract A-R extends more than 2 feet into the 50' front yard, the house should be labeled a "non- conforming structure".
- e. A gas line of T.W. Phillips with unspecified right-of-way is shown to cross the site. Although not a condition of plan approval, we suggest that the Applicant contact Peoples TWP (purchaser of T.W. Phillips) and determine if this gas line meets the definition of a distribution line, transmission line or gathering line, and negotiate a proper right-of-way width for the gas company to operate and maintain the gas line. Without a pre-determined right-of-way, there is no building line associated with the gas line, and this could result in houses being constructed too close to the gas line. The size of the gas line and pressure may be a consideration in determining a proper right-of-way width.
- f. Because no new lots are being created by this Application, Sewage Facility Planning Modules are not required.

Township Engineer Olsen recommends (1) labeling the existing garage as non-conforming, (2) Sewage Enforcement Officer, Doug Duncan, should verify previous test site and (3) Note 5 should include minimum lot size and Note 6 should indicate Lot 1R or use Map and Parcel number of Lot 1R. ***Schiebel motioned, based on Township Engineer Olsen's recommendation, contingent on (1) labeling the existing garage as non-conforming, (2) Sewage Enforcement Officer, Doug Duncan, should verify previous test site and (3) Note 5 should include minimum lot size and Note 6 should indicate Lot 1R or use Map and Parcel number (3F41 29A) for Lot 1R. Cavaliero seconded. Motion carried.***

OLD BUSINESS:

1. Mineral Extraction Ordinance: Mr. Jeff Pierce, Olsen and Associates, presented a zoning map and ordinance amendment. The amendment (1) will remove all references for conditional uses for oil and gas extraction, (2) oil and gas extraction will be a permitted use in the overlay extraction district, (3) add a new Section 20-1517 titled "Oil and Gas Operations", and (4) establish a three hundred foot (300') for impoundment facilities and a five hundred foot (500') for drilling rigs buffer around the R-1 Zone.

NEW BUSINESS:

1. Clearview Mall Traffic Signals Maintenance Easement: In preparation for the new Sheetz/Rite-Aid development, it was discovered that the Township did not have an easement from J. J. Gumberg to maintain the signals for the Clearview Mall. ***Sloan motioned granting approval of the Clearview Mall Traffic Signals Maintenance Easement, as presented by Township Engineer Olsen. Schiebel seconded. Motion carried***

MISCELLANEOUS: None

ADJOURNMENT:

Schiebel motioned adjourning the Regular Meeting at 7:52 p.m. Ashbaugh seconded. Motion carried.

ANTHONY A. AMENDOLEA
Township Secretary/Treasurer